

ACORN

The Journal of The Architectural Conservancy of Ontario



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Summer 1997



Summer 1997

The Architectural Conservancy of Ontario

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Incorporated in 1933 to preserve buildings and structures of architectural merit and places of natural beauty or interest

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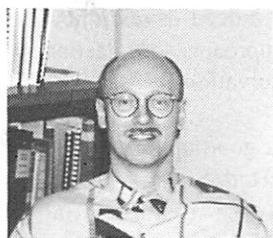
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From the Editor



With this issue I take over as your new **ACORN** editor. I want to thank Mary Angela Tucker

and the other members of the Publications Committee and ACO Council for giving me the opportunity to serve the Conservancy in this important role.

I also want to pay tribute to my predecessor, Marg Rowell, who has piloted the *ACORN* ship for the last five years. I feel honoured to follow in Marg's footsteps and those of our other editors *emeriti*, Marion Walker Garland and Peter John Stokes.

ACORN, of course, is not the work of one individual. Many of you have contributed to the making of the newsletter over the years. Special credit goes to our faithful Branch editors and to Catharine Ramsey and Paul Dilse, who do much behind the scenes. I hope I can count on your continued support, especially as deadlines loom!

For those of you who don't know me, a few salient details: a Perth County native born in Stratford, I am a member of the London Region Branch. I live in Toronto and work as an advisor on heritage policy and legislation for the Ministry of Citizenship, Culture and Recreation. But most weekends I'm to be found at my own preservation—and does it need it!—site, an 1850s limestone house near St. Marys. (A small sketch of the property appears in the current ACO brochure.)

As good as *ACORN* is, I'd like it to be even better in serving the needs of you — our members and readers. Given the diverse audience making up the ACO, *ACORN* must be a forum for many different voices and viewpoints. I'd strongly encourage you to let me know what you think of the newsletter (don't be shy!) and to share with me any suggestions for things you'd like to see.

As decided by the ACO Council, *ACORN* now appears three times a year. The next issue will be Winter '98. Please note that the deadline for the next issue is **December 1, 1997**.

I'm looking forward to meeting the challenge every editor faces — putting a good issue together and getting it out on time. In the process I hope to get to know many of you better — preferably as contributors!

Dan Schneider

President's Message

In April we had a most successful conference "Conserving Ontario's Landscapes." The papers were interesting and varied. We had 90 people attending, but we hated to think that anyone had missed such a stimulating conference. Thanks go to Julia Beck who was in charge of the papers and Dan and Cathy Atkinson and the Belleville Branch for the super facilities.

I wish to thank everyone who has given to our campaign and urge those of you who have not yet sent in a donation to do so if at all possible. We really need your support. It is so important to keep our programs going to make our presence felt. We must continue to make the public aware of the importance of preserving our buildings and places of natural beauty.

We have been successful in obtaining a grant from the Experience 97 program, funded by the Province. Our student, Tanya Cazzin, is going into her fifth year of Architecture at the University of Toronto. She has worked on our corporate campaign, one of her many assignments.

We are delighted to have a new branch—the South Bruce-Grey Branch. Their headquarters are in Walkerton and they are currently working toward the restoration of the Walkerton town hall. It is very exciting to form a new branch

as we discover buildings of which we were not aware, and become acquainted with new members.

The Camden East property is in the process of being painted and will possibly be sold in the fall. There is no doubt that the new coat of paint will give the cottage a needed face-lift.

Best luck to Dan Schneider, our new *ACORN* editor. This is his first issue.

We are again looking forward to our ACO dinner at the Arts and Letters Club. We plan to honour Tony Adamson for his long and distinguished service. Eberhard Zeidler is to be our speaker and we are planning to have another silent auction. Please mark Saturday, November 1st on your calendar. We had a packed house last year, so get your tickets early. It is an enjoyable evening with a great deal of conversation with those of a like mind. If you were unable to attend last year, try to come this fall. We all had a wonderful time and I am sure we will again.

Again, thanks to the many, many volunteers who give of their time so generously and productively.

A.K. Sculthorpe

Council News

GALA DINNER '97

Keep Saturday, November 1, open for the ACO's Gala Fund-Raising Dinner. We were so delighted with the fire-lit dining room and the excellent food and service at the Arts & Letters Club, we reserved the same venue for this year's event. This year we plan to use the occasion to pay tribute to long-time author and preservationist Anthony Adamson. Well-known Toronto architect Eberhard Zeidler, with his wide experience of large-scale projects, has agreed to speak on his view of future trends in architectural development in the context of the historic city. We expect David Sculthorpe to repeat his

role as master of ceremonies and preside over the silent auction. The number of places is limited so check the notice in this issue of *ACORN* for further details and order your tickets right away.

MAJOR NEW APPOINTMENT

It was announced at the AGM that, on the recommendation of the Publications Committee, Council has appointed Dan Schneider editor of *ACORN*. I might add that the appointment was made with great enthusiasm – Dan is a lawyer by training, a member of Ministry of Citizenship, Culture and Recreation staff and a wonderful person to work with.

NEW PROVINCIAL TREASURER

If you think you read that headline here before, you're right. Last fall, Diane McCormick agreed to serve as interim Treasurer, at considerable inconvenience to herself, and thereby help us out of a very deep hole. Diane was pleased to hand the job over to Chris Cuyllé of Toronto, who was elected Treasurer at the Annual General Meeting. Chris is a securities broker with CIBC Wood Gundy in Toronto. While welcoming Chris, Council would like to say how grateful we are to Diane who will remain on the Executive as a Member-at-Large.

NEW MEMBERS-AT-LARGE

Council also extends a warm welcome to two new Members-at-Large, Joann McLennan and Kathy Smith. Joann is a community activist in the Cabbagetown area of Toronto and Kathy is a landscape architect from Kitchener.

AGM & CONFERENCE '98

Toronto Branch has offered to host the 1998 AGM and Conference, mining the great city's architectural riches for a theme, related to its legacy of brick construction and brick veneer. This could prove to be a very exciting year

for the ACO in Toronto—the Eric Arthur exhibition, which Alec Keefer has been working so hard to organize, may be ready by the fall of 1998. In fact, it may be a series of exhibitions in different venues, such as the Market Gallery, City Hall and the Arthur-designed Canada Packers building at the CNE.

Margaret Goodbody

Letter to the Editor



This letter is prompted by Dan Schneider's article ("Old Plaster: Keep It Up!") in the Winter 1997 *ACORN*.

Historic Plaster Conservation Services, Port Hope Limited is a consulting and contracting firm dedicated to addressing the very specific problems of fragile plaster in historic buildings.

Back in 1982, we were the firm (then called Rod Stewart Construction) that was asked by Herb Stovel, then architect with the Ontario Heritage Foundation, to investigate the plaster conditions at Barnum House. We studied the problem and carried out the consolidation solution referred to in the article. (At the same time we did a major structural rehabilitation to the east wing of Barnum House.)

Our mandate from the OHF included the requirement to further develop the known conservation techniques for plaster consolidation. It was hoped that future restoration projects dealing with decorated and ornamental plaster might employ a more complete conservation arsenal and that the old unhappy solution of "remove and replace" for badly degraded plaster could itself become a thing of the past. Barnum House, the ACO's mascot, was something of a testing ground.

With Herb's encouragement, and the help of materials scientist Adam

Zelinski, the Barnum House project was a success. More important, however, was that we did indeed develop new techniques and approaches for dealing with plaster conservation.

This seems like a good opportunity to say thank you to Herb Stovel—now in private practice—for his initial expression of confidence so long ago, and to the ACO for having kept old Barnum House through all those difficult years before the OHF was able to get involved.

Rod Stewart
Historic Plaster Conservation Services,
Port Hope Limited

ACO Annual Conference

This year's Annual Conference, *Conserving Ontario's Landscapes* took place April 18 and 19 at the historic Bridge Street United Church in Belleville. About 90 people attended.



Julia Beck - 1997 Conference Chair
Photo: Dan Schneider

Special credit for a highly successful conference goes to Conference Chair Julia Beck, who put together the conference program; and to Quinte Region President Dan Atkinson and his wife Cathy, who were responsible for organizing local arrangements and events.

The conference program was divided thematically into five sessions. Summaries of the papers presented in these sessions, drawn from abstracts provided by the speakers, follow.

The first session, **Rural Landscapes**, was moderated by Julia Beck.

Visual Qualities of the Rural Landscape – Nicholas Hill. How does a rural community see its landscape? What does it value and wish to conserve? What does it wish to change and why? Mr. Hill's paper described a study that was undertaken in Huron County that begins to answer these questions. The study is of value to: (1) appreciate a landscape which has been shaped and valued by a local rural community for over a century, and (2) show how landscape architects and conservationists may intervene in a way that enhances the vernacular.

The National Capital Greenbelt: A Unique Opportunity for Rural Landscape Conservation – Richard Scott. The conservation of rural landscapes, particularly in urbanizing regions, is of increasing concern to land use planners and the public. The National Capital Greenbelt has provided a unique rural laboratory surrounding Canada's Capital, the nation's fourth largest urban area. Mr. Scott's presentation discussed the history of the Greenbelt and the development of a new master plan. He looked at issues and opportunities that urban proximity bring to the Greenbelt, as well as conservation tools intended to help maintain its unique rural character.

Preserving the Scenic Character of Rural Roads – Alex Law. Scenic rural roads are one of the features that attract people to the countryside and are among the landscape elements most appreciated by rural residents. However, improvements proposed in the interest of efficiency and public safety often result in the loss of scenic qualities associated with rural roads. This presentation described the development and application of a community-based landscape assessment method that con-

tributes towards preserving the scenic character of rural roads in the Town of Halton Hills. The types of landscape features that contribute most to the enjoyment of rural roads were identified and from this assessment, the scenic potential of existing roads was determined. The results will guide the community in future planning efforts affecting rural roads. This method has the potential for application in other rural areas of Ontario.

Julia Beck was also moderator of the second session, **Rural-Urban Transition**.

Protecting Native Communities in Toronto's Ravines – Gavin Miller. Toronto's network of ravines are associated with several stream watersheds. Mr. Miller discussed the threats and opportunities confronting natural areas and corridors within our largest urban area. A combination of difficult access, citizen interest, and good planning tools has protected the ravines to date. Currently, the diverse native flora of these ravines are threatened by the invasion of non-native plants, such as Norway maple. At the same time, many native species such as oaks are failing to regenerate under current conditions. The result is that native plant communities are gradually disappearing. Protection of natural areas therefore needs to include active management to remove exotics and regenerate natives. Landscape plans on adjacent properties should specify the removal of invasive plants and planting natives from local seed sources.

The Rural Cemetery Movement in Ontario: The Role of Cataraqui Cemetery, Kingston – Jennifer McKendry. The rural cemetery movement began in Britain and the United States about 1830, as an answer to overcrowded and unhealthy city and church graveyards. Ms. McKendry showed how new cemeteries on the outskirts of cities served many purposes - for example, they acted as pleasure grounds for the living, at a time when public parks were scarce. The earliest of these garden cemeteries in Ontario may be

Cataraqui Cemetery near Kingston. In 1850, shortly after a typhoid epidemic as well as a cholera outbreak, prominent citizens, including Sir John A. Macdonald (who is buried there), started a non-profit company for a non-denominational cemetery. The designer of Cataraqui Cemetery was an American, Frederick Cornell. Cataraqui Cemetery was established at the beginning of a popular movement in Ontario for reform cemeteries, which include Victoria Lawn Cemetery in St. Catharines, Hamilton Cemetery, Avondale in Stratford, Beechwood in Ottawa, Mount Pleasant in Toronto, and two cemeteries in London from the 1850s to the 1880s.

The third session, **Evolution of Urban Open Spaces**, was moderated by Anne McKillop.

Finding a Lost Landscape: the Restoration of the Cockpit Building Landscape, Dundurn Castle – Wendy Shearer. The project described by Ms. Shearer involved a period landscape survey of the heritage remnant landscape features of Hamilton's Dundurn Castle from the earliest period of construction by the British military to work done for the 1967 Centennial celebration. The story of Dundurn is that of a grand private residence that evolves over time into a public museum and community park. The period landscape survey traced this evolution using historic documents, archaeological research and on-site investigation, including core sampling to determine the age of trees. The Cockpit building, one of the most striking structures on the site, was constructed by Sir Alan MacNab in 1837. Its original setting had drastically changed over time; the 1995-96 restoration re-established its original picturesque setting, dramatically demonstrating the process of landscape restoration.

The Landscape Design of Parliament Hill – Fern Graham. Ms. Graham discussed the history of the Parliament Hill landscape and the issues raised in current preservation efforts. As the Parliament Buildings neared completion in

1868, Thomas Scott was despatched to New York to consult with Calvert Vaux, co-designer of Central Park and Prospect Park. Scott and Vaux toured these parks, then under construction, and discussed the unique challenges offered by "Barrack Hill." Vaux designed a fitting formal setting for the Centre Block and Departmental Buildings; Scott addressed the less formal areas behind the buildings, laying them out as public pleasure grounds, forming a transition zone between the formal lawns and the wild escarpment face falling to the Ottawa River. Between them Vaux and Scott designed a High Victorian urban public park, one of Canada's most significant planned landscapes. Despite changes in response to modern requirements, the principal features of the park survive.

The Grounds of the old Whitby Psychiatric Hospital: Their Evolution and Significance – Pleasance Crawford. The old Whitby Psychiatric Hospital, constructed largely between 1912 and 1925, represents an enlightened approach to the treatment of mental illness: an integration of up-to-date medical practices with careful site planning, landscape design, and architectural detailing. This paper was based on a "Heritage Significance Study" prepared in 1996 for the Ontario Realty Corporation by a team headed by Stevens Burgess Architects, Ltd. Ms. Crawford, the landscape historian on the team, discussed the evolution of the buildings and grounds and the im-

pact that recent changes have had on the heritage significance of the whole. *[Editor's note: see Ms. Crawford's update on Whitby Psychiatric in this issue.]*

The Fleming Park Project, a Downtown Park in Peterborough – Lynne Crawford. The Fleming Park Project is a project of the Peterborough Horticultural Society, involving the replanting of a downtown park with pre-1900 annuals, shrubs, groundcovers, perennials and herb beds. This paper covered the history of the project from its inception four years ago to the 1997 season and such topics as the history of the area, new layout of beds and planting, historical research of plant materials and landscape styles, fundraising, city involvement and current status of the park.

Saturday's program began with a session on **Landscapes of Residential Areas**, moderated by Terry Foord.

The Landscape Master Plan: Markham Heritage Estates – Rodger Todhunter. This paper provided an overview of the preparation and subsequent implementation of the Landscape Master Plan for Markham Heritage Estates. This heritage subdivision, which is owned by the Town of Markham, acts as a last resort for Markham's designated heritage buildings, which are relocated and restored in the subdivision rather than being demolished. The Landscape Master Plan provides direc-

tion for the landscaping of individual homes (pre- and post-Confederation building styles) as well as providing landscape direction for the entire subdivision. The vision statement, design objectives and precedents for both the overall Landscape Master Plan and individual home treatments were discussed, as were the strengths and weaknesses of how the plan has been implemented.

Levi Creek, Mississauga: The All Natural Community – Rupen Tokmak.

This presentation looked at Levi Creek, a 1500 unit residential community currently being developed in Mississauga. The development seeks to incorporate and capitalize upon the relatively undisturbed natural areas along Levi Creek, a tributary of the Credit River. A Markborough Properties project, the master plan for the community emphasizes the preservation and enhancement of the natural features of the area.

Terry Foord was also moderator of the concluding session, **Gardens for Nineteenth Century Homes.**

Glanmore (The Phillips-Burrows-Faulkner House): A Study in Historic Landscape Conservation – John Zvonar. Glanmore was designated a National Historic Site by the Historic Sites and Monuments Board of Canada in 1969 for its outstanding architectural features. Since 1971, the property has been jointly operated as a museum by the City of Belleville and Hastings County. Using Glanmore as the focus, this paper explained the process by which the landscape character of a national historic site is evaluated, and how this character may be protected for the benefit and enjoyment of future generations. The 1994 Historic Landscape Conservation Study for Glanmore, funded by Parks Canada, provides an approach to understanding the value of the grounds and its characteristic features. From this assessment, and through subsequent recommendations, the site will be ac-

Important Announcement

CONSERVING ONTARIO'S LANDSCAPES

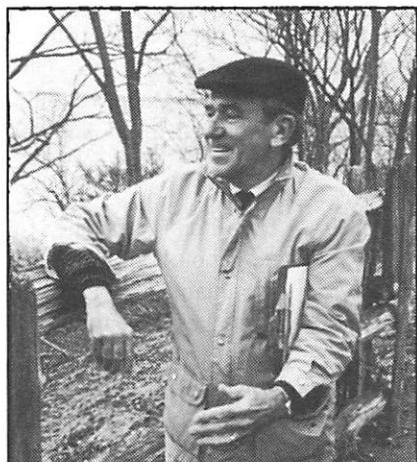
Proceedings of the 1997 ACO Conference

The 1997 conference proceedings will be published in February, 1998 and will be available for \$17.00 (plus shipping and handling). Check the next issue of **ACORN** for details.



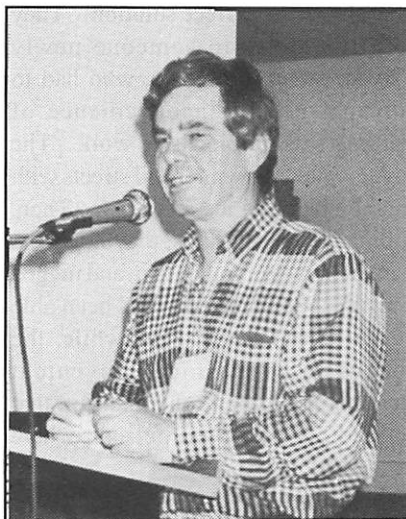
corded the same level of respect and protection as the house. As well, any future interventions are more likely to respect the heritage character of the place.

19th Century Gardens for the 20th and 21st Centuries – Owen Scott. The historic landscape has been an oft neglected aspect of our cultural heritage. This conference, by looking at examples of historic landscape research, conservation efforts and study, was an attempt to fill some of those gaps. As a wrap-up to the conference, this presentation looked at something a little closer to home: a view of the nineteenth century garden and especially the residential garden. Mr. Scott used his own residential landscape in Guelph to illustrate one approach to creating a garden that is in harmony with the nineteenth century home and conducive to contemporary living. Before doing that, he looked at some typical nineteenth century Ontario residential landscapes and how these have evolved, how fads and trends have changed them, and dispelled some myths that seem to stay with us.



Bob Hintz
Bus Tour guide, at Lake-on-the-Mountain
Photo: Dan Schneider

The conference also included splendid opportunities to experience the architectural and landscape delights of Belleville and Prince Edward County first-hand. These included a bus tour of the "County," led by Bob Hintz, a walking tour of downtown Belleville given by David Bentley, a naturalist's tour of the waterfront led by Gerry Boyce, and



Dan Atkinson, President of
hosting Quinte Region Branch
Photo: Dan Schneider

an evening visit and tour of the magnificent Glanmore, the Hastings County Museum.

On Friday evening Dan and Cathy Atkinson hosted a Branch President's meeting and dinner at their home in Belleville.

A final highlight was Saturday night's banquet at Dinkel's Restaurant in downtown Belleville. Guest speaker Tom Cruickshank, former editor of Century Home magazine, gave an informal and enthusiastic slide show of some of his favourite "County" buildings.

Dan Schneider



Tom Cruickshank
Conference Banquet Guest Speaker
Photo: Dan Schneider

Annual General Meeting

The AGM took place Sunday, April 20, at the Quinte Yacht Club, Belleville, with ACO President A.K. Sculthorpe in the chair.

HIGHLIGHTS OF THE AGM

Changes to the ACO Executive from last year are:

Treasurer – Chris Cuyllé

Changes to Members-at-Large (who now are included in the Executive Committee):

Diane McCormick
Joann McLennan
Kathy Smith

[Editor's Note: see page 2 for a complete list of the current Executive]

The new **ACORN** Editor, Dan Schneider, was introduced at the meeting.

Proposed by-law amendments (announced in the last issue of **Acorn**): after considerable discussion, the by-law amendments were approved, with some minor wording changes. Because of concerns about the currency and accuracy of the ACO's by-laws, it was decided to undertake a housekeeping review of the by-laws before the next Annual General Meeting. Dan Schneider and Alison Brown will review the by-laws and report back in time for the next AGM.

Full minutes of the Annual General Meeting will appear in the Spring 1998 issue of **ACORN**.

From the Branches

BRANT COUNTY BRANCH

Architectural Archaeology in Brantford

We can't save them all. In Brantford, and I understand we didn't invent it, we have developed a sort of architectural archaeology of demolitions. We haven't had much success with the bulldozer bunch, but we have with a couple of small demolition contractors.

In the case of one house, photos were submitted to us purporting to show that the house had absolutely no merit. Admittedly, it was not a thing of great beauty; but one of the photos, showing how the bricks had fallen away at the corner, revealed that, behind the bricks, had been board and batten siding. That whetted our appetites, so we made arrangements to get a better look at the house.

During the actual demolition, as the plaster and lath came off inside, and bricks and siding came off outside, we realized by the framing that the front of the house had not always been the front. Initially, what had become the left side was the front. Stair details confirmed this. The house was on a corner. The left side was away from the street, so the original layout could not be explained as merely a change in usage. The house was not on its original site: it had been moved.

Historical delving uncovered a fascinating and little known fact about Brantford history, and presumably that of other communities in Ontario. When the town was small, people naturally built near the hub of activity, the centre of the community. Many of these early people were merchants or others whose business interests lay close to their homes. Those who prospered did not want to keep on living in the same modest homes, but yearned for something more pretentious. Still, they hated to give up their prime locations and the short walk to their place of business.

They hit on a perfect solution. They sold the house to someone newly arrived, or less fortunate, who had to put up with the inconvenience of walking several blocks to work. The buyer waited for winter and streets with an abundance of ice and snow. Then, with the house on skids, they hitched a team of horses or mules to it, and tugged it to the spot where they had been able to buy cheap land. Meanwhile, the vendor, with his nice convenient location, could build the mansion that befitted his station in life right where he wanted it.

We found another fascinating little house. Fire damage had made the house uninhabitable. "Bad location" and persistent taxes made it impractical to rebuild it, so the owner wanted to demolish it and clear the lot. We got into it and discovered what we think is a rather unusual style of construction. We have referred to it as "The Packing Crate House."

We suspect that the builder must have worked somewhere where there was a lot of crating material. He came home everyday with all the crating lumber he could carry. Initially, we thought that there was relatively modern lath behind the plaster. Closer inspection showed the alternative that was used. The walls consisted of vertical 2x4's, 3x4's, and even 4x4's at no consistent spacing, from about sixteen inches apart up to about four feet. Then came the crating lumber. It was rough sawn one by threes, give or take a bit. They were laid flat horizontally, notched at every vertical and nailed to the verticals, with quarter inch spacers between. About an inch of each horizontal remained at the notches, so that the surface of the wall was just over an inch out on both sides from the face of the verticals. Because it was so much like lath in appearance, it provided a surface for plaster or stucco. When it was partially demolished, I rummaged through the dumpster and found enough pieces of the wall to assemble a small section, about two feet square, which I will give to the Brant County Museum when they are in a position to receive it and display it.

A third house was brick veneer over beautifully cut and fitted board and batten. It had the misfortune to be a small house, not strikingly attractive, taking up space on a lot in the best part of town. The owner intends to replace it with a lotline-to-lotline (well, as close as the city will allow) house whose interior will feature most of the things found in ancient Roman city palaces modernized to third millennium standards of convenience and display.

It is sad that, at meetings of the Brantford Heritage Committee, one of the arguments routinely presented by those urging demolition is "...and nobody important lived there." Evidently, most of the products that gave our culture its greatness came from the blood and sweat of "nobody important."

Mike Keefe

HAMILTON REGION BRANCH

The Branch has been conducting a successful series of local tours. Our third tour, of downtown Dundas on July 13, attracted a crowd of 55 people. Upcoming tours are:

- | | |
|----------|-----------------------------------|
| Aug. 10 | Hamilton's Westdale neighbourhood |
| Sept. 14 | Mountain Brow tour |
| Oct. 19 | Churches of Hamilton |

For more information on these tours, please contact Rob Hamilton at (905) 524-2350.

In other news, the 1913-14 Herkimer Apartments is for sale and looking for a sympathetic owner. Constructed of brick with white terracotta tile accents, this elegant apartment complex was the subject of a 1995 ACO Advisory Board Report. The asking price for the four storey 23 unit building is \$2,400,000. For more information, contact realtor Paul Maranger at (905) 522-3300.

Rob Hamilton



*Herkimer Apartments, Hamilton
Photo: Judy Marsales Real Estate Ltd.*

LONDON REGION BRANCH

XXIVth Geranium Walk – “Down by The RiverForks”

John Graves Simcoe, Ontario’s Lieutenant-Governor, envisioned the Forks of the Thames as the future capital of Upper Canada in 1793. Although his dream was never realized, he set aside land at the Forks as a Crown Reserve for future development. Some of this Reserve (east of Wharncliffe Road) was surveyed by his chief land agent, Thomas Talbot, in 1824. It is in this area that the London Branch held its 24th annual house and walking tour on the first Sunday in June. This year’s tour allowed us to see six private “homes on view.”

The walk started at the famous neo-Gothic Old Middlesex County Courthouse across the Thames, then crossed the river at the King Street footbridge. The RiverForks area began its development during the 1840’s and 1850’s, when prosperous business men built elegant homes on large estates. The area was later subdivided into smaller lots and the City annexed the area to the west of Wharncliffe Road in 1890. Because of the proximity to the Thames, a favourite for boaters and swimmers alike, this area became very fashionable, continuing its development well into the first quarter of the 20th century.

Many of the homes on the tour tell a story of general prosperity in the area, leaving as their legacy a diversity of architectural styles. Two of the homes on view were elegant Ontario Cottages, each with their own unique features – a side hall entrance in the first, the second with a fully raised basement. We also saw two more modest Victorian homes, well-proportioned and elegant, one with a “keyhole” window, and especially well-preserved by their owners.

Typical to the area also is a number of “infill” homes, one of which was a bungalow built in 1947. This home showed the change to modern ideas in housing design with open concept planning – the service areas on one side, living space on the other.

The most notable house on the tour was on Riverview Drive and was built by London architect John M. Watt of the well-known Watt and Blackwell firm. Built in the Arts and Crafts style in 1928, a half timbered gable dominates one side of the front elevation, while the interior reveals a terrazzo floor entrance and original art deco chandeliers. The house has just recently been designated under the Ontario Heritage Act.

The walk continued along Stanley Street, a once prosperous street used as the principal route into London from Port Stanley. After WWII, in response

to a shortage of housing, many of the larger houses were subdivided into apartments, and the character of the neighbourhood changed.

Everyone was glad to arrive at the final destination of HMCS Prevost, London’s only naval base, for a much needed cup of tea hosted by the RiverForks Community Association. Despite the inclement weather, the walk drew a crowd of about 400 people. As well as showcasing some fine buildings, it was successful in educating people on a lesser known neighbourhood of London.

Program

We are continuing with our efforts to reinstitute an educational program for our members. We hope this year to repeat last year’s free neighbourhood fall walk, this time in Byron, as well as invite guest speakers to present ideas on conservation and speak on architectural styles.

Alison Brown

PORT HOPE BRANCH

“Beyond the Garden Gate” – a Blooming Success

Again this year, ACO Port Hope staged its biennial garden tour, hosed this year by Eleanor and Jan Campbell and their committee. Attracting 800 ticket holders (and a line up of disappointed ones) on Saturday, July 12th, visitors were admitted to a variety of gardens attached to architecturally significant Port Hope homes, from English cottage gardens to classically designed ones; from tiny gardens with equally tiny sitting areas to expansive borders and lawn vistas.

The perfect weather allowed for easy meandering and for the first time we added a garden tea. Under the able leadership of Ann Riddell, new ACO executive member, Penryn Park (the “Big House”) was turned into an afternoon tea venue complete with linen

tablecloths, servers in floral dresses, soft music and a piper. Over three hundred people took advantage of this added attraction.

Many thanks to all who helped as well as to Daphne Svenningson of Dorset Street for her descriptions of each garden in the ticket brochure.

ACO Port Hope, as one of the most active conservancies in the province, now looks forward to the fall when its annual House Tour draws fifteen hundred visitors to this picturesque and historically significant Lake Ontario town. [Editor's note: see article on Port Hope House Tour in this issue.]

Dale Beale

QUINTE REGION BRANCH

Many of those who attended the Belleville conference in April had the opportunity to tour Glanmore, the Hastings County Museum. Glanmore is a National Historic Site built in 1883.

At present the restoration of Glanmore's elaborate mansard roof system is well underway. Over time, the roof of

Glanmore had become badly deteriorated. The slates, originally of high quality, lasted over 100 years but have come to the end of their lifespan. Contributing to the financing of this project are the City of Belleville and the Department of Canadian Heritage and a generous bequest from Anne Susanna Salaman.

Glanmore was designated a National Historic Site in 1969 because of its superb architecture. It is an excellent example of the most elaborate form of a Second Empire dwelling built in Ontario between about 1870 and 1895. The building's heritage character is most clearly defined by the outstanding mansard roof.

Using materials and methods as close as possible to those originally used in 1883, the restoration project is conserving and restoring many different elements of the mansard roof system. Some of these elements include: the stabilization, restoration and painting of the ornate woodwork that supports the inlaid gutter system and surrounds the dormer windows; the restoration of the chimneys and intricate cast iron cresting; and the replacement of the original polychrome slate with slate obtained from the original sources.

Accompanying the restoration work is a new exhibit on the main floor of the museum that describes Glanmore's designation and restoration.

Completion of the roof work is anticipated this fall.

Dan Atkinson

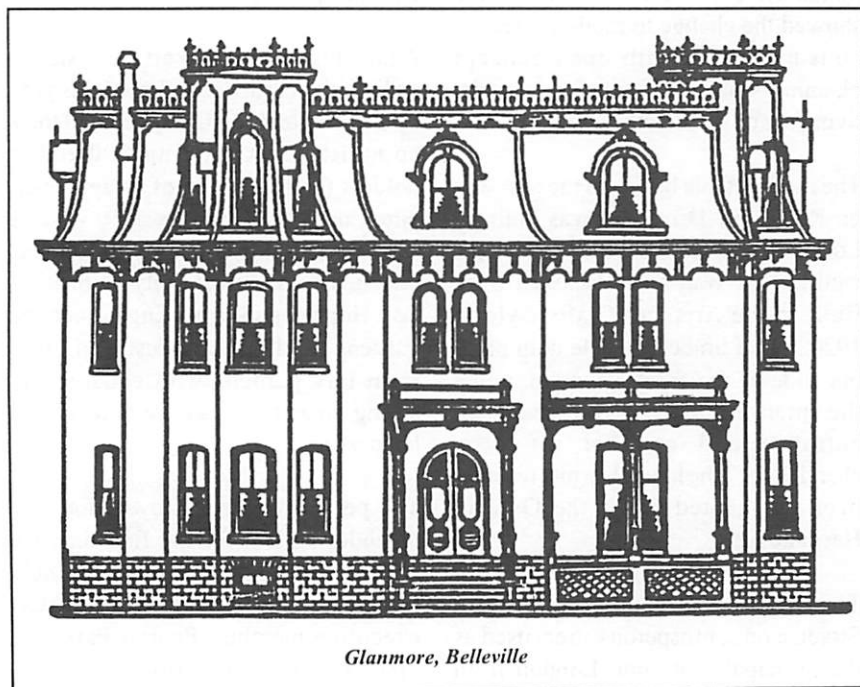
TORONTO REGION (TRAC)

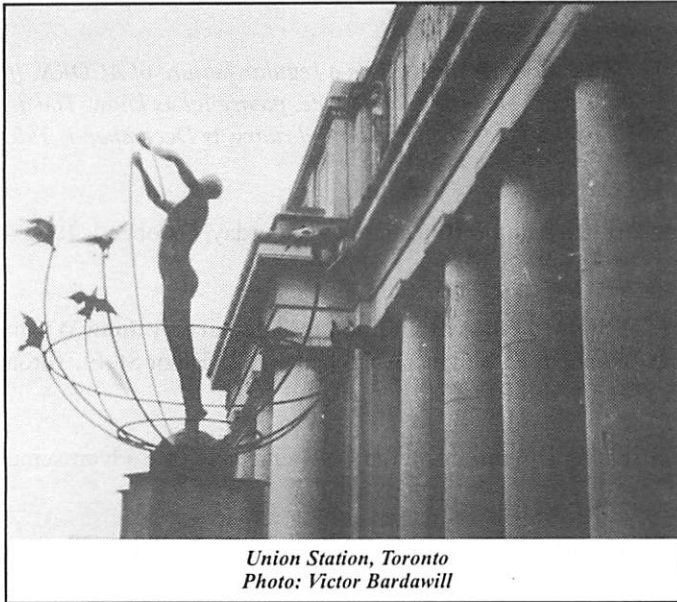
Work is well underway on the controversial conversion of the Art Deco Postal Delivery Building on York Street into a basketball stadium. The facades of the old building will be incorporated into the new structure, renamed the "Air Canada Building."

More hopefully, both TRAC and ACO Provincial Council are doing what we can to protect Toronto's 1914 Union Station, a national historic site, from the adverse effects of possible redevelopment, particularly the proposal to build a new Maple Leaf Gardens arena over the VIA and GO tracks. TRAC produced a newsletter this summer focussing on Union Station and the interventions proposed to be made to the building to accommodate the arena.

The newsletter urged those concerned about this project to write to Heritage Minister Sheila Copps opposing the sale of Union Station to Maple Leaf Gardens Limited. Joann McLennan of Provincial Council also organized a fax campaign to the same end.

On May 28, at a special meeting of Heritage Toronto (the recently renamed Toronto Historical Board) on Union Station, Edna Hudson made a presentation on behalf of TRAC. The presentation concluded: "We strongly urge that Heritage Toronto be thorough in their exploration of historic factors (look at the Postal Delivery building!). We have this building today because preservationists were aroused to its defence in the early seventies. ... What we have so far is a well-loved heritage building, in use for the purpose for which it was built, throbbing with life,





Union Station, Toronto
Photo: Victor Bardawill

although adapted in important ways to new social realities. What will future generations have?"

Edna Hudson

WINDSOR REGION BRANCH

The sale of the Walkerville Town Hall in April 1996 has given Windsor Region Branch a degree of financial solvency and increased our profile in the community. The media is now looking to us for comment on heritage issues and some of them are slowly being educated to the importance of conserving our built heritage. One step at a time!! We are being very careful with these new-found funds, as we know how quickly they can be used up. Now, however, if a heritage crisis pops up, which tends to happen frequently in Windsor, we have the necessary funds to mount a campaign.

The restoration of the Walkerville Town Hall, which brought us together three years ago, is almost complete. Because copies of the original architectural drawings were available from Albert Kahn's firm in Detroit, Frank Riegl, the new owner, was able to replicate the original staircase and restore the Council Chambers on the second floor, where he is operating a commercial art gallery. The former Post Office on the first floor, as well as the new basement, will

be leased as office space. To date, Mr. Riegl has replaced a dormer on the south side, which had been removed years ago, as well as the tile roof and the crest above the front door. We hope to have photos available for the next issue of *ACORN*.

Over the past year, we have taken part in the Class Environmental Assessment Report on Riverside Drive, Windsor's oldest roadway—a former Indian pathway and wagon trail connecting the French farmsteads along the Detroit River. Several homes on "The Drive" are on the Windsor Heritage Properties Inventory and we felt that the heritage component of the report was lacking ($\frac{1}{2}$ page of a 41 page report). While the report is on hold at the moment, we are hoping to pursue designation of Riverside Drive as a Heritage Roadway by the National Historic Sites and Monuments Board.

We have also been working with a developer and other groups to try to preserve the former Ursuline Convent (known as Glengarda). We would like to thank Peter Stokes and Frank Burcher for coming to Windsor to prepare an Advisory Board Report on Glengarda. It provided us with an outside opinion on the property that carried a lot of weight when we went to City Council. At time of writing, there is an agreement that approximately $\frac{3}{4}$ of the con-

vent will be converted into condominiums and City Council has indicated that building permits will not be issued for the rest of the development until work on Glengarda has been substantially completed. While we would have preferred that the whole building be saved, we were faced with a situation of compromise or lose it completely. [Editor's note: see photo of Glengarda under "Other Advisory Board Projects."]

This spring, we made a substantial donation to the Save the Woodslee Jail Fund (made possible by the sale of the Town Hall). The Jail is being dismantled brick by brick by a handful of dedicated volunteers and will be reconstructed at Heritage Village, just outside of Harrow.

Now for the bad news—as many of you are aware, for the past two years, we have been working with, and supporting, the Windsor LACAC (known as WACAC) on the Walkerville Heritage Conservation District Study. Newsletters were sent to the residents of the study area each month, delivered by volunteers, and the process seemed to be progressing well. However, in May 1995, a small (but very vocal) group of property owners decided that their rights were being infringed upon and did everything they could to undermine the study. While refusing to take part in the Citizen's Advisory Committee that was putting together the proposed guidelines for conservation in Walkerville, they undertook a campaign of misinformation with regard to regulations, insurance and property values, etc. They were also complaining that the study was taking too long and the property owners hadn't received the study and proposed guidelines—even though they had not been completed.

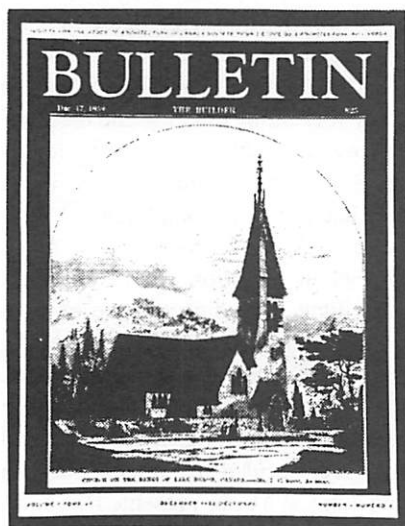
The whole situation got very ugly in early June, including the use of lawn signs such as "Heritage Sucks" during the Art in the Park weekend. What should have been a celebration of our heritage was turning into a feud, and WACAC decided to pull the plug. In mid-June, WACAC presented the completed study and the proposed guide-

lines to City Council, and if any of the property owners wish to pursue designation of their block or section, they can contact the Heritage Planner and WACAC.

Unfortunately, this was a situation where the silent majority didn't speak up, even though they were willing to look at the study and guidelines and make up their minds after they had read all the relevant material. We expect that the demolition control and site plan control by-laws that were in place for the duration of the study will be repealed shortly and when this happens, the future of several prominent empty lots, and the whole of Walkerville, will be in jeopardy. We have had to retreat, but hopefully saner heads will prevail in the years to come.

As you can see, it has been a year of positives and negatives for Windsor Branch. We would like to express our appreciation for the help and advice we have received from the various branches (often in an emergency), the Executive Committee members and, most especially, Paul Dilse. We are looking forward to hosting the September Provincial Council meeting, which will take place during the Sandwich Festival. 1997 is the 200th Anniversary of the founding of the Town of Sandwich (now part of Windsor)—the oldest continuous European settlement west of Montreal.

Pat Malicki



Coming Events



[Editor's note: this will be a regular feature of ACORN. If you have an event you wish to announce, please let us know. The deadline for the next issue, to appear in February, is December 1, 1997.]

Port Hope Branch Annual House Tour – Saturday, October 4, 1997 – see article in this issue of ACORN

"100 years of Stained Glass at St. Simons," a lecture by John Wilcox – October 25, 1997 at 10 a.m. in St. Simon's Church Hall, 525 Bloor St. E., Toronto – lecture and lunch \$15.00 – call 923-8714 for tickets

ACO Fundraising Dinner – Saturday, November 1 – see advertisement in this issue

ACO Workshop "Raising Capital Funds to Support Heritage Conservation" – February 21, 1998 – to have your name included on the mailing list for workshop information, please phone Paul Dilse at (416) 921-5324

ACO Provincial Council and Executive Meetings

October 18	Executive	in Toronto
November 8	Executive	in Toronto
December 13	Council	in Toronto

The SSAC: A Complementary Society

The Society for the Study of Architecture in Canada is not nearly so venerable as the sixty-four year-old Architectural Conservancy of Ontario, but you could say that we've been around the block a few times. Founded in 1974, the SSAC held its twenty-third annual Conference in Calgary this year, and is currently publishing volume 22, number 2 of its journal, the *Bulletin*. These two items are the major activities of the Society, which strives to provide a nation-wide forum for the study and appreciation of Canadian architecture.

Membership in the SSAC currently stands at 245, with about one-third of the members residing in Ontario. It is quite possible that there are ACO members among that number. Architectural historians, heritage planners, university professors of art history and of architecture, architects, students of various disciplines, and architectural enthusiasts of other backgrounds constitute the rank and file of the Society. There are no particular requirements for membership – anyone with an interest is welcome to join.

Unlike the ACO, advocacy and direct action are not the focus of the Society for the Study of Architecture in Canada. Rather, fostering communication and research in the area of Canadian architecture forms the basis of the group's activities. As such, they are complementary to the activities of groups like the ACO, across the country.

If you are interested in knowing more about the SSAC, please contact the Society through the mailing address below, or e-mail me, Dorothy Field (President) at: dfield@mcd.gov.ab.ca

SOCIETY FOR THE STUDY OF ARCHITECTURE IN CANADA BOX 2302
STATION D OTTAWA CANADA K1P 5W5

Dorothy Field

News from ACO Members

[Editor's note: This is a new section featuring news from individual Conservancy members. ACORN welcomes submissions from our readers.]

WHITBY PSYCHIATRIC— UPDATE

On April 16, 1997, an agent for the Ontario Realty Corporation (ORC) advertised a "redevelopment opportunity" involving 67 acres of the former Whitby Psychiatric Hospital lands, and requested potential purchasers to submit proposals by June 6. Surprised and concerned citizens of Whitby and nearby communities met on April 29 and agreed to explore options for protecting the public's interest in the site, if sold. Margaret Cornfoot, a Whitby resident representing Marsh for Life (focused on the nearby Lynde Marsh), organized much of the telephoning and letter-writing that followed.

To gain time, Whitby Town Council voted to request ORC to extend to December 1 the June 6 deadline for proposals, but received no reply. Then, at its meeting on June 11, Council voted unanimously to request ORC to seek a heritage conservation easement on the site: a recommendation the Ministry of Citizenship, Culture and Recreation had made late in 1996, but which ORC had not pursued. As well, Council's operations committee voted to ask the Province to donate to the Town the 1917 Recreation Hall and grounds, although several people had argued that the request should not be limited to one building.

As of the second week in June, the Town was awaiting news of the proposal call and Cornfoot was working to organize a second meeting of parties concerned about the future of the site.

Pleasance Crawford

ST. CATHARINES KNIFE WORKS TO BE "RUINED"

In February a fire badly damaged the remaining section of an historic St. Catharines knife works. Currently owned by the city, the building was not in use.

The fieldstone structure, near Westchester and Oakdale Avenues, was once part of a factory complex a half mile long, that drew water power from the old (second) Welland Canal nearby. Originally the Riordan Paper Mill, which opened in 1863, the factory was used from 1870 until after World War I to manufacture knives, sickles, and cutting blades for mowers. Later it became a tool and die firm, chemical company and welding works. Much of the building was destroyed by fire in 1966.

The city acquired the property and, in 1987, leased the surviving portion of the structure, about 6,000 square feet in size, to the Welland Canals Preservation Association. The association received a provincial grant of \$47,500 for its rehabilitation, but most of this was applied to the interior. The association planned to move its offices, woodworking and metal-working shops into the historic building, but the organization dissolved shortly afterwards.

In 1991, a review found it would cost at least \$135,000 to fix the roof and west wall to make the building weatherproof. By 1994, a local heritage group toured the building and found the inside a shambles, with holes in the roof, walls and windows.

The February fire was the "coup de grace" for the old knife works. The building was not structurally safe to be left standing and could not be secured without a major expenditure. Rather than completely demolish the remains and clear the site, City Council, on the recommendation of the St. Catharines Heritage Committee, decided on an "historical demolition" approach.

Essentially this approach will see the remains of the building preserved as a landscaped ruin and greenspace accessible to the public. The north and

City Council, on the recommendation of the St. Catharines Heritage Committee, decided on an "historical demolition" approach.

west fieldstone walls up to the window sill (approximately one metre in height) will remain in place. At a cost of \$8,000, these partial walls will be capped and repaired in order to prevent further deterioration.

Councillor Judy Casselman was instrumental in getting council's approval to proceed with the project.

On completion of the historical demolition, the Heritage Committee will consider the most appropriate means of identifying and interpreting the site. In addition to the \$8,000 for stabilization of the walls, Council approved an additional \$2,500 to be used by the Heritage Committee to purchase a plaque and provide street signage to identify the site.

Based on information from Susan Bassett, member of the St. Catharines Heritage Committee



A.C.O. FUND-RAISING DINNER



WHEN: Saturday, November 1, 1997, 6:30 for 7:00 p.m.

WHERE: The Arts & Letters Club, 14 Elm Street, Toronto

WHY: This event is one of a series of initiatives aimed at putting ACO on a sound financial footing. This year we will be honouring Anthony Adamson, a founding member of the Conservancy, for his life-long contribution to the preservation of Ontario's architectural heritage.

WHAT: The event will include dinner, guest speaker and a silent auction.

WHO: Eberhard Zeidler, eminent Toronto architect, as guest speaker, and YOU.



Reservations

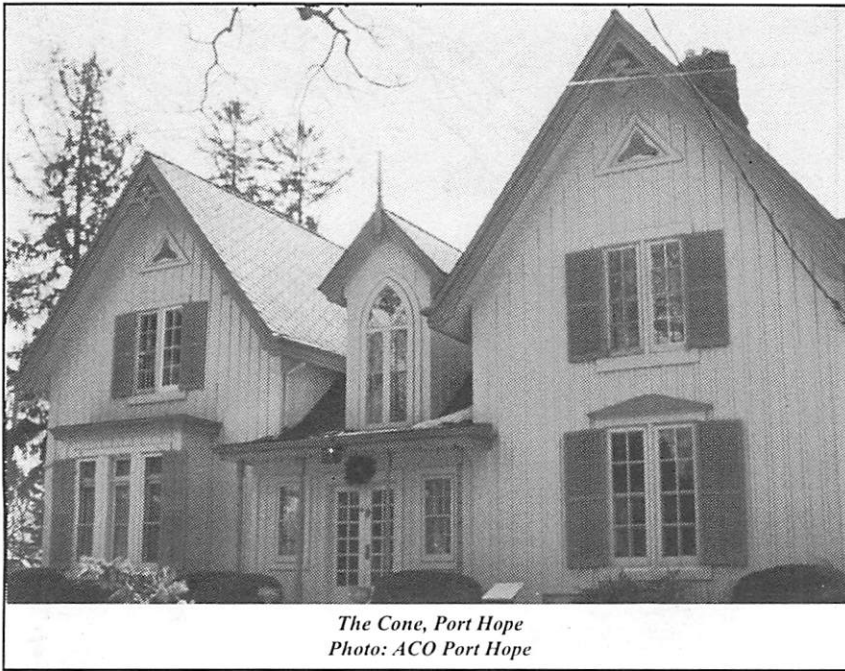
Tickets are limited to 115 places and will cost \$65 per person (price includes a \$35 donation to the ACO, for which a tax receipt will be issued). Tickets may be obtained by sending your cheque to The Architectural Conservancy of Ontario, 204 – 10 Adelaide Street East, Toronto, Ont. M5C 1J3 Attention: J. McLennan. Your ticket will be reserved. If you have any question, please call (416) 923-8640.

Accommodation

If you're coming in from out of town, why not stay at a Toronto member's home? Cost, including a full breakfast, is \$30 per person. For assistance in choosing the most amenable accommodation, call Betty Dashwood at (416) 923-9196. This service is a further fundraiser for the ACO.

Silent Auction

If you have any brilliant ideas for silent auction goods or services please call Kathy Smith at (519) 579-2929 right away!



*The Cone, Port Hope
Photo: ACO Port Hope*

Port Hope House Tour

The Port Hope Branch's famous fall house tour will take place Saturday, October 4, 1997, from 10 a.m. to 4 p.m. This year's tour features seven houses from Port Hope's treasury of 19th century buildings and one beautifully proportioned 1992 cottage in the local vernacular style. St. Mark's Anglican Church, celebrating its 175th anniversary, is also on the tour.

Two of the homes featured this year are Terralta Cottage, an eclectic Victorian-Gothic Revival building, and the Cone, in the Picturesque Gothic Revival style.

Lunch will be available at St. John's Anglican Church and tea and coffee will be served at St. Mark's.

Proceeds from the tour are used by the Branch for the preservation of publicly and privately owned heritage buildings. The Branch is currently assisting in the restoration of the Capital Theatre, the Town Hall tower and St. Paul's Presbyterian Church.

Tickets are \$15.00. The tour has been a sell-out for over 20 years and tickets are limited, so book early! For more information call (905) 885-2162 or 885-5790.

IN MEMORIAM

The heritage community has recently lost three of its advocates:

Constance Pole Bayer, artist, championed the preservation of the buildings designed by her great grandfather, the Brantford architect, John Turner;

Anne de Fort-Menares, architectural historian, was particularly noted for her research and writing on railway architecture in Canada; and,

Hart Massey, architect, supported the arts and culture, including the Architectural Conservancy of Ontario.

Advisory Board Report

Evaluation of the Maitland Mill, Gorrie

[Editor's note: This is one of an ongoing series of reports of the ACO's Advisory Board. For space reasons the report has been slightly abridged.]

INTRODUCTION

The Maitland Mill, located in Gorrie, Howick Township, Huron County, is owned and has been reasonably well maintained by the Maitland Valley Conservation Authority (MVCA). Located beside the Maitland River, the mill is in one of the MVCA's conservation parks. A popular summer recreation spot for both locals and tourists, the park consists of the area around a dam, the head race into the mill, the mill and the tail race out of the mill.

Several residents from Gorrie and Howick Township, realizing that "the history of the mill is very much the history of our township," have undertaken the restoration of the Maitland Mill. In 1994, they formed the Maitland Mill Association. The association has leased the mill from the MVCA for the purpose of restoring it to an operating, water powered, flour mill and working museum.

Members of the Maitland Mill Association heard about the ACO while touring a similar mill in Caledonia. Contacts were made, resulting in the Advisory Board arranging for John Rutledge to visit the site. John Rutledge, an architect working out of Goderich, Ontario and president of the Huron County Branch of the ACO, toured the mill in Gorrie and met at the MVCA offices in Wroxeter on January 20, 1997 with Maitland Mill Association members Linda Henhoeffter, Trudy Borg, Jerry Borg and Jasper Farrish.

1. Historical Evaluation

General Historical Context

As the Huron Tract was subdivided by the Canada Company under the direction of "Tiger" Dunlop, it was soon realized that the Maitland River had numerous locations where the water power of the river could be harnessed. Mill-based villages such as Brussels, Belgrave, Wroxeter and Gorrie grew up and flourished on the Maitland River.

The Maitland Mill in Gorrie was built in 1856 by the Leech Brothers. The Mill produced flour and was one of the largest mills in Huron County.

Architectural Historical Context

Francis C.K. Ching's book, *Architecture: Form, Space & Order*, refers to this building type as an "Ontario Barn" on page 46. This mill is a barn similar in structure to the barns built on farms in the surrounding area during the mid and late 1800's.

As a barn, this type of structure consists of a stone rubble foundation forming the ground floor, used for housing farm animals, and an upper or loft floor, used for storage of crops, hay and straw. The upper or loft floor consists of a timber framed structure clad with a single layer of wood boards.

The Maitland Mill looks like a barn from a distance. However, upon closer examination, this building possesses the following differences, establishing itself as an industrial barn, a mill.

(a) The basement is the power base of the mill. In order to get the fall needed for water power, the rubble stone foundation, normally the ground or main floor in a barn, was built into the side of the hill, giving the mill a basement. The positioning of the basement allows a head race of water to enter the building from the side, dropping through the mill via a lean-to structure on the side of the barn. Instead of a water wheel, turbines are housed in a lean-to leading down into the basement. This type of mill is referred to as a "modern mill." The water exits



Maitland Mill, Gorrie
Photo: John Rutledge

the basement through a brick arch to a lower tail race back into the river below the dam.

(b) The loft of the barn is directly accessible at grade from the street side of the mill eliminating the need for a gangway ramp which was the norm in these buildings. The mill also had a covered platform for loading and unloading. This covered platform is no longer there.

(c) Barns usually have few or no windows. The mill has a moderate number of 6 over 6 single glazed wood, double hung windows. Each window is about three feet wide by five feet high

occurring regularly on each floor and on all four sides of the mill.

(d) This barn's roof is a simple gable roof atop of a box. A simple cupola is centrally located on the front roof slope. The cupola probably housed part of the milling equipment and provided much needed ventilation.

The Maitland Mill is a fine example of how an agricultural building type was adapted for industrial use.

Historical Events (taken from information supplied by the Maitland Mill Association)

"As the history of the area is researched, many mysteries and interesting pieces of information are revealed. Where did the flour go? Was it exported to the United Kingdom and Europe? The Crimean War in the 1850's had interrupted regular wheat supplies from the Ukraine. New and more dependable sources of wheat were needed. White flour was becoming popular and the Canadian Prairies, soon to be known as the bread basket of the world, had yet to be settled. How was the flour transported from Gorrie to Lake Huron? Was Howick Township already contributing to the global economy in the late 1800's?

"Howick Township was also politically important in those heady days. Sir John A. Macdonald, the father of our Canadian nation, came to Gorrie in the summer of 1877. He was accompanied by a number of his Tory cronies. Sir John A. started his journey by train from Toronto and made speeches at every stop. But the main purpose of his trip was to come to Gorrie. He slept in a local home and the following day spoke at length to the huge crowds, estimated in the thousands, who flocked to the area to hear the speeches, enjoy the bands, parades and picnics. Why did Sir John A. come to Gorrie? Another mystery."

2. Cultural Context

Mills like this one played an integral part in the settlement and agricultural development of uncultivated areas. Technological developments enabled the river water to be harnessed, creating power to grind wheat into flour. The mill acted as a keystone in the development of the community, including both the village as well as in the surrounding township.

The mill drew local farmers into town for the business of buying and selling wheat and flour. During these visits to

town, social and cultural exchanges took place creating other means of commerce and allowing the town to grow. The village of Gorrie owes its existence to the Maitland Mill.

An interesting tie between the mill's past and its present is horses. When the Maitland Mill was fully productive, during the 1800's, horses, drawing loads, were an integral part of the mill's operations. Today, more than a century later, horses are still part of the Maitland Mill. Located less than a block off of the main street of Gorrie, the mill's land is used by the local Mennonite community to hitch their horses when they come to town.

3. Technical Evaluation and Recommendations

A number of previous reports contain valuable information regarding the mill and its operations. They should continue to be used as base information towards restoration of the mill.

Measured Drawings

For the purpose of restoring the mill to working condition, the existing measured drawings are not adequate enough due to their small scale and lack of detail. A fully detailed set of measured drawings should be considered. These should include plans, sections, exterior elevations and, if possible, interior elevations and sections of each room. These drawings could then be utilized to establish milling equipment layouts, tracing the various ways power was distributed and eventually to establish routes for tours through the building.

Once a proper set of measured drawings is drafted, various layers of information could be inserted onto copies of these drawings. For example, one set could be used for restoration of the building/structure, one set used for restoration of the milling equipment, one set used to help with regular maintenance of the mill. Measured drawings will also play a key role in getting accurate estimates for work to be done.

Advisory Board Report on Caledonia Old Mill

The Advisory Board has recently dealt with another 19th century mill building. The Friends of the Caledonia Old Mill approached the ACO for advice on the conservation of the historic mill. The structure is located in Caledonia on the south bank of the Grand River, just downstream from Dam No. 5. [Editor's note: see cover photo this issue.] Eric Jokinen of UMA Engineering Ltd. in Mississauga visited the site and submitted a preliminary conservation report on the mill in April of this year.

The four storey mill with its distinctive cupola dates from the 1850s with additions later in the century. The structure is post and beam construction with wood siding on a stone and cement foundation.

The report concludes that the historic fabric of the mill is sound and can be repaired and restored. It recommends careful documentation of the building, including as-found drawings and the creation of computer-generated models of the mill. Emergency stabilization work, such as repairs to basement columns and footings, should be undertaken immediately, followed by the preparation of a comprehensive conservation report. A phased program of repairs and conservation is recommended including preliminary cost estimates.

The report also discusses the very interesting possibility of generating hydroelectricity at the site and thus providing a constant source of revenue for the mill's operation. It also looks at upgrading necessary to accommodate possible new community and commercial uses.

Towards a Working Mill

Much research is required to piece the mill together. What equipment is there now and what is needed? Quantity and quality of equipment must be established. Schematics of how the mill operated should be worked up. These would eventually lead to detailed mechanical layouts which would guide the restoration toward a working mill.

Eventually, illustrative material and didactic information could be established for interpretation of the operation.

Restoring the Building

(a) Foundation and Masonry

The MVCA has done a great deal of work to stabilize the foundation. The supports within the basement are the least orderly part of the building's overall structure. Although the repairs have been done haphazardly, the repair work on the basement has contributed to the building's longevity. The masonry in the basement will always require regular maintenance. Masonry repairs should be done with lime mortar in the joints, *not* Portland cement mortar. A mortar mix for repair work/repointing has to be compatible with the properties of the existing rubble stones.

(b) Timber Framing and Floors

Timber framing and floor structures will require localized restoration and repairs followed by regular maintenance. It is recommended that craftspeople, skilled in traditional timber joinery, be used for repairs and restoration to the timber framing. Regular carpenters and framers may not be skilled enough for the work required on the timber frame structure. However, carpenters and framers can be used to carry out other work on the building.

The sill plates or sleepers between the rubble stone foundation and the main floor are deteriorating due to surface water from the street above the mill. Originally lower than the main or first floor, over the years the street has been built up. Currently, water runs off the street, hitting the wooden sills across the front of the building.

Priority must be given to solving this drainage problem and restoration of the timber sills across the front of building. Details for diverting surface water away from and around the building should be determined along with the repair and restoration of the timber sills. Regrading and resurfacing of ground in front of the building must be considered in order to prevent moisture retention. Plantings should be kept away from the wood walls as they can cause and prolong moisture build-up behind them.

(c) Roof

The existing asphalt shingles on the roof were apparently installed over twenty years ago. These shingles have reached their life expectancy. It is recommended that re-roofing occur within the next year or two.

Originally, the roof would have consisted of wood shingles. If it is decided to re-install wood shingles, the asphalt shingles would have to be removed. If plywood sheathing has been installed, it too should be removed. Historically, wood shingles were installed directly over the original roof sheathing boards, gaps and all. The gaps provided ventilation to the underside of the wood shingles. If wood shingles are installed directly over plywood, their longevity is cut in half.

Although wood shingles would be the choice for a pure restoration, a more economical roofing material should be considered. If the principal goal of this project is to get the mill into an operating condition, budgetary priority should be given to the restoration of the milling equipment. It is recommended that three-in-one asphalt shingles with a twenty-five year warranty or an economical barn steel roof be installed. Whatever material is used on the main roof, the same material should be used to re-roof the cupola and lean-to.

(d) Exterior Walls

Exterior wood siding is a single layer of horizontal clapboard/shiplap, overlapped like shingles. This is a loose fit rain screen and allows for the air to flow through the walls. This enclosure

is not insulated and should remain uninsulated. No further upgrades or alterations to the exterior wall section/assembly should occur. They should remain as loose fit walls, always allowing the air to flow through them which will actually ensure a longer life to the overall structure. These walls provide enclosure, keeping the brunt of the wind out and allowing rain and snow to run off.

Periodic repairs and replacement of the boards will have to take place. Local planing mills can reproduce the same size and profile of this wood siding. Old wood could be recycled for this purpose. New wood can be used either as is and left to weather, stained and/or pre-weathered giving an aged look. The periodic repair and replacement of boards may make good small projects for volunteers.

The exterior wood siding could be treated with a coat of clear wood preservative periodically. Do not use any type of sealer on this wood as it should always be allowed to breathe. Use of a clear wood preservative on the exterior of the wood walls should be placed low on the priority list. At no time should the exterior be painted or stained a colour. This is a bare, weathered wood exterior and should remain so.

The lean-to is sided with vertical boards. The lean-to should remain with vertical boards and no battens unless research can prove it was sided otherwise.

At one time, there were large letters, which read "Flour & Feed Mill 1867", painted on the end wall facing Main Street. These letters could be painted back on as a volunteer project, generating interest in the project.

(e) Windows, Doors and Shutters

The windows were 6 over 6 single glazed wood sashes loosely fitted into wood frames. Eventually, all of the windows should be fitted with new or recycled 6 over 6 wood windows. Again, no attempt should be made to change or alter their original intent.

They were drafty and only keep the rain and snow out.

The interior part of the wood sashes should always be left as bare wood. Glazing can be repaired with recycled old glass and reputted where required. Exterior and interior trim if any, should be left as bare wood. The exterior part of the sashes only could be painted or stained a colour. Care should be taken to research and use only colours which would have been available in Gorrie during the 1880's.

In terms of repairing/restoring doors, a similar train of thought should be taken as outlined for windows. Existing doors should remain as is. New or replacement doors should be of bare wood.

Windows, doors and shutters should be given relatively low priority with regard to getting the mill up and running and should fall into long range plans. However, restoration/repair/replacement of these items can be turned into excellent small projects which could be done by volunteer labour, or used as a means for fund-raising. Although low in priority within the overall scope of the project, the doors and windows could play a large role in public relations. If achievements are visibly occurring on the exterior, at the same time as the less visible restoration of the working parts of the mill is going on inside, civic pride and interest will be stimulated and maintained over the duration of the restoration.

(f) Covered Loading Platform

At present, the platform is gone and a sliding barn door has been installed in the second floor where the roof above this platform was originally. Discolouration on the wood siding clearly indicates where the platform's roof was located. In an old photo, it appears that the platform's roof may have passed in front of windows on the second floor. These details could be easily verified from old photos. For interpretive purposes, this should *not* be referred to as a porch. The terms

platform or loading dock would be more appropriate.

Restoration in the form of rebuilding the open platform and its roof onto the front of the mill could be researched from old photos. This should take a very low priority and be considered for a long term project after the mill is up and running.

(g) Site Work and Landscaping

Immediate priority should be given to addressing the drainage problem on the street as previously outlined in this evaluation.

Initial priority would be restoration of the head race and tail race. This work should be co-ordinated closely with the expertise at the MVCA. Work on the head and tail races would be easily visible by the general public when done, greatly contributing to the civic pride which is associated with this project.

In terms of landscaping, the Gorrie Conservation Area Park is a wonderful place, carefully maintained by the MVCA. As for the Maitland Mill, originally this was a work place. Care should be taken not to make this site overly pretty.

4. Conclusions

The Maitland Mill Association

The volunteers who have formed the Maitland Mill Association are to be praised for banding together to undertake such a worthy project. The intents of the association are outlined in the brief entitled "The Maitland Mill 1856: A Restoration Project." The vision, principles, mission and purpose statements are clearly stated.

I would recommend that the association work up a statement of intent instead of having its mission spread throughout the brief. One statement of intent will clearly and concisely convey the group's expectations, making it more easily understood by others and much less likely to be "edited".

As every project gets up and running, much is learned. The Maitland Mill Association should always be upgrading their basic knowledge toward a more complete understanding of the philosophies of conservation and restoration. For reference purposes, "Eight Guiding Principles" has been included at the end of this report.

Telling The Mill's Story

Much of the Mill's story is already known, but there are gaps in the story and unanswered questions exist. More research is required to piece the story together and determine the best ways of telling it. It is hoped that information could be gleaned from the histories of neighbouring mills such as the Logan Mill in Brussels.

As well as seeing the Maitland Mill operate, many people would be equally interested in knowing about all of the mills on the Maitland River. Day trips initiating from the Maitland Mill to other mills along the Maitland River would be a welcome addition to the rural history of Huron County as well as Howick Township.

Many overlapping aspects of the Mill exist. The Maitland Mill Association, MVCA, Huron County Museum and Archives, Huron Tourism Association, Boards of Education, and the Society for the Preservation of Historic Mills come to mind. Help in piecing the story together and help in presenting the story should be co-ordinated with groups such as these. Organizations such as Parks Canada, Ministry of Citizenship, Culture and Recreation, the Ontario Heritage Foundation, the Architectural Conservancy of Ontario, and local historical societies may also prove to be very helpful.

Priorities:

- Restoration of the Milling Equipment**

- Restoration and Maintenance of the Mill Building**

The association's prime directive is the operation of the head race, turbines,

milling equipment and tail race as power is transferred through the mill. The association's secondary priority is the conservation of the mill building which houses the milling equipment.

In reality, both the restoration of the milling equipment and the restoration of the mill building need "a front seat," so to speak, as their existence are dependent on each other. Although giving precedence to the restoration of the milling equipment, these two projects should be planned to happen as concurrently as possible.

As well as working towards the operation of the milling equipment, the Maitland Mill Association should also be concentrating on what will happen after the milling equipment is operating. What type of operation/interpretation will occur after restoration?

One idea might be to light the mill electrically with the mill's own power. This would certainly be in keeping with an operating museum.

Work done on the milling equipment will largely occur indoors, somewhat out of view of the general public. Work done on the mill building will be visible to the general public. Thought should be given to establishing a consistent program/timetable for restoration of the milling equipment which is then interspersed with periodic restoration and maintenance on the building. It is hoped that this strategy will maintain interest and build civic pride as the association works towards getting the mill operating again.

Restoration and Preservation of the Building

The following points refer exclusively to the building and structure of the Maitland Mill.

(a) Above all else, it is imperative that the building should be conserved as an unheated, uninsulated timber framed barn. No attempts should be made to make it anything other than what it is.

(b) Regular maintenance goes a long way to ensure the longevity of any

building. Records of maintenance should be kept on a regular basis. An annual or bi-annual examination should occur. This examination, of all parts of the building, could be recorded on detailed measured drawings. Rubble stonework, timber framing, all wood components, roofing, site work and landscaping will also require regular maintenance. Regular monitoring will help to determine when and what type of maintenance, conservation and/or restoration will be required.

(c) A fully detailed set of measured drawings will greatly assist the association. These drawings must be done by a skilled person knowledgeable in detailed, scaled drawings.

(d) In terms of actual construction projects, the following should be planned for:

First:

- solve drainage problem coming from street;
- conserve, restore and/or replace timber sills across front of building;
- reinstate any exterior wood siding altered by this repair work.

The above work must be the first priority and attended to as soon as possible.

Second:

- re-roof the building;
- until re-roof is done, monitor for leaks. Spot repairs may be required.

This work is in the one, two or maximum three year range priority.

At the Association's Discretion:

- restore, conserve, repair and/or replace windows, doors, and exterior wood siding;
- work on shutters.

Last but not least:

- reproduce the covered loading platform.

This could be left until after the restoration of the mill's operating equipment has occurred.

Followed by Ongoing Conservation and Maintenance.

Life Safety

In the eventuality that the mill operates as a working museum, open to the general public, a life safety study will have to be done. In order to convert the mill into an assembly occupancy building, a life safety study must be undertaken by a professional architect and a professional structural engineer. A life safety study would determine what upgrades, alterations, renovations, etc. would be required to open the building as an operating museum.

John Rutledge

John Rutledge is the principal of John Rutledge Architect in Goderich, Ontario.

Call For Papers

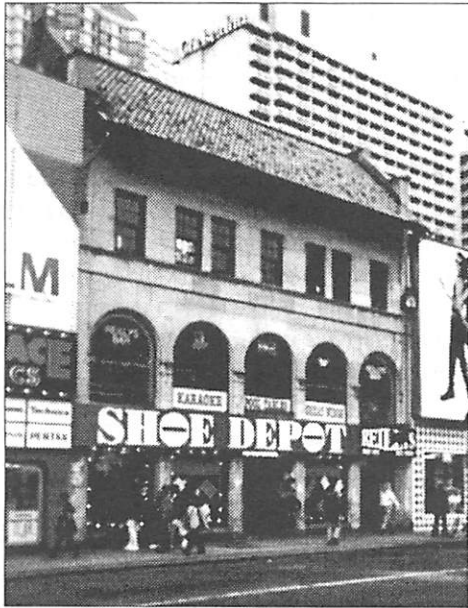
The Conservation of Masonry Buildings and Structures in Ontario
A conference to be held in Toronto, April 17 – 19, 1998

Please send a three-sentence summary of the proposed topic to:
Conference '98, The Architectural Conservancy of Ontario
Suite 204, 10 Adelaide St. E.
Toronto, Ont. M5C 1J3

We welcome submissions that focus on the following topics as they apply to the Ontario experience:

- historic use of adobe, solid brick, brick veneer and terra cotta;
- historic use of limestone, sandstone, granite fieldstone, shale and slate;
- historic use of mortars - lime, natural cement and Portland cement;
- conservation or adaptive reuse of brick or stone buildings, walls, streets & bridges;
- conservation of areas characterized by brick or stone construction;
- preservation of masonry crafts and trades; and,
- interpretation of brickyards, quarries and kilns in the landscape.

Other Recently Completed Advisory Board Projects



Kenn A. Coates Architect

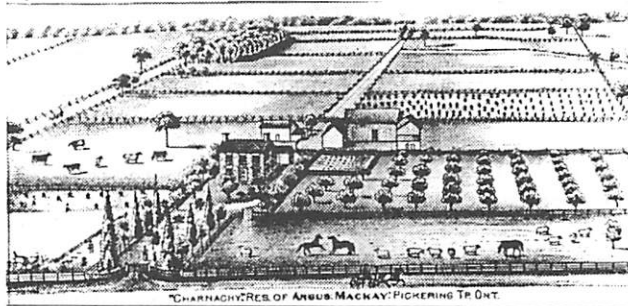
Thornton-Smith Building, Toronto
Kenn A. Coates representing the Advisory Board



Femma Norton

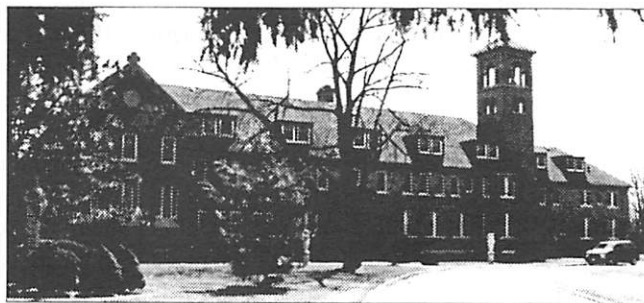
Lord Dufferin School, Toronto
Alan Seymour

Mackay House, Ajax
(as shown in 1877 Historical Atlas)
Jane Burgess



Dan Schneider

Glengarda, Windsor
Frank Burcher & Peter Stokes



Frank Burcher Architect

Anthony Adamson's 1933 Report on Fort Henry, Kingston

[Editor's note: Thanks to Ian Doull of Parks Canada in Ottawa, a letter and report by Anthony Adamson on the condition of Fort Henry in 1933 has recently come to our attention. This correspondence is of interest not only because it documents the state of Fort Henry at the time, but also for the light it sheds on the early activities of the Architectural Conservancy of Ontario.]

The sorry condition of Fort Henry was one of the first concerns of the fledgling Conservancy, founded in 1933. That same year, Tony Adamson, the first secretary of the ACO, visited Kingston to assess the condition of the Fort and prepare recommendations for its repair and restoration. The resulting report, much like the studies done in the present day by the ACO's Advisory Board, may be the first report undertaken by the Conservancy on a landmark building.

The covering letter to the report is reproduced here in its entirety. Note the reference in the first line to Mackenzie Waters. Like Adamson, Waters was a founding member and great supporter of the ACO.]

THE ARCHITECTURAL CONSERVANCY OF ONTARIO

INCORPORATED 1933

**Hon.Sec.: Anthony Adamson
9 Elm Street**

October 13th, 1933.

**Maj. Gen. A.G.L. McNaughton, CMG, DSO,
Chief of General Staff,
Department of National Defence
Ottawa.**

Dear Sir,

As suggested in correspondence with Mr. MacKenzie Waters I am enclosing herewith a Report on the present condition of Fort Henry, Kingston.

The Architectural Conservancy is a Society with aims similar to those of the National Trust in England, and kindred societies elsewhere. It aims by individual action and public subscription to conserve for the people of Ontario the architectural and historic buildings of the Province as well as land of particular beauty, historic interest or great public amenity.

The Conservancy Council listed Fort Henry at Kingston as one of the foremost examples of historic buildings in disrepair. As you know Fort Henry yourself it is not necessary to expatiate on it, but I very much doubt if there is a finer example architecturally of a military fort in North America. If this is so it is far from a credit to Canada to have it in such a state of dilapidation that it is dangerous to the public, and it is the aim and hope of the Conservancy in some way to see Fort Henry safe enough for the public to enter and enjoy it.

In the Report submitted we have endeavoured to recommend the least work required to make the Fort safe. Recognizing the difficulties inherent in carrying out works under unemployment relief schemes we have suggested two methods of restoration, the first without the use of Union Labour, the second with the partial use of skilled as well as unskilled men. These recommendations have been made with the assistance of two architects and can be considered as accurate and complete.

We have confined the report solely to structural matters and have not touched on the revenue producing possibilities or details of upkeep and management. However, we have gone into these matters and from figures supplied us by the caretaker in charge and corroborated by others we believe that in the course of this summer nearly 2,000 people have actually sought and been refused admission. Considering that the local inhabitants must know it is closed to the public and considering that it is in no way made noticeable or attractive to the visiting tourist this figure leads us

conservatively to estimate that 6,000 people would pay admission during the course of the summer if it were open. If the admission were twenty-five cents this figure would ensure a profit over and above the cost of a caretaker. We believe that if Fort Henry were sufficiently advertised in Government tourist booklets, maps, Kingston hotels and sign boards that this figure could be increased to over 10,000 people and bring a net profit of \$1,500.00 yearly.

At the present time Army ordnance is stored in the rooms of the New Fort and we are aware that its presence may cause questions as to the propriety of public admission. We are also aware that the Department of National Defence is not used to catering to tourist traffic and may not wish to do so. But if the Fort were restored these points could be adjusted and we sincerely hope that the Department of National Defence, realizing both the cash and cultural value of Canada's monuments, will give a favourable consideration to the request for the conservation of Fort Henry.

I shall be in Ottawa for two days next week and if it were at all convenient I should very much like to discuss this matter with you for a few minutes.

Yours very truly,

(Sgd) Anthony Adamson

Enclosure. 1 Report
1 Folder

Photogrammetry – The Most Precise Method of Documenting a Building

What is photogrammetry? Photogrammetry is the most widely used technique employed to map the earth's surface. Canada, as one of the world's largest land nations, has always been at the leading edge of photogrammetry and automated mapping. The technology of photogrammetry, developed for topography, can be applied in other situations, one of which is architectural recording. While architectural photogrammetry is underutilized as a recording technique in North America, and Canada in particular, it is widely used in Europe where heritage structures are recognized as a vital component of the cultural landscape.

Photogrammetric recording enables the calculation of three dimensional information from two dimensional photographs. Photographs provide the database that can be used to recreate the spatial geometry that ultimately describes the object. A building facade is photographed from two different camera stations. A minimum of three points that can be identified on the

facade of the building are chosen to provide spatial control for the photographs. The relative location of the camera stations and the control points on the facade (the x, y, and z coordinates) are determined using conventional methods of land surveying - a combination of distance and angular measurements using a survey instrument. Two photographs, one from each camera station, combine to form a three dimensional stereoscopic model of the facade.

Every camera lens has its inherent distortions. Anyone who has taken a series of photographs and attempted to create a mosaic from overlapping images can attest to the distortions of scale. The photogrammetric camera is very stable and can be calibrated to model the distortion present in the lens. Quantifying the lens distortion enables the recorder to mathematically eliminate the lens as a source of error. The process can be accomplished with a conventional, non metric, camera but such cameras are relatively unstable and therefore less accurate.

Architectural photogrammetry offers several distinct advantages over conventional methods of measurement and is the most accurate and precise method to record the as-found condition of built heritage. The technique is purely objective: the facade is

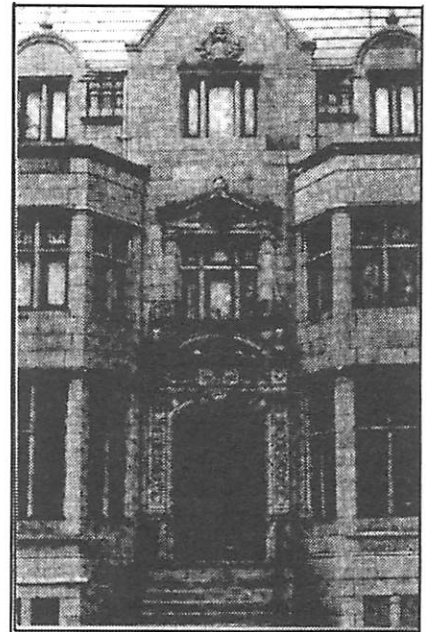


Figure 1 Sample photograph

mathematically modelled without the ambiguity that is often inherent in other recording methods. Physical contact of the facade is not required. Areas of the building that are remote, inaccessible, and structurally sensitive can be recorded without risk, as long as they are visible. The photography provides a permanent record. Additional dimensional information can be retrieved from the photographs without need for further on-site recording. This is particularly important when the heritage building is scheduled for demolition.

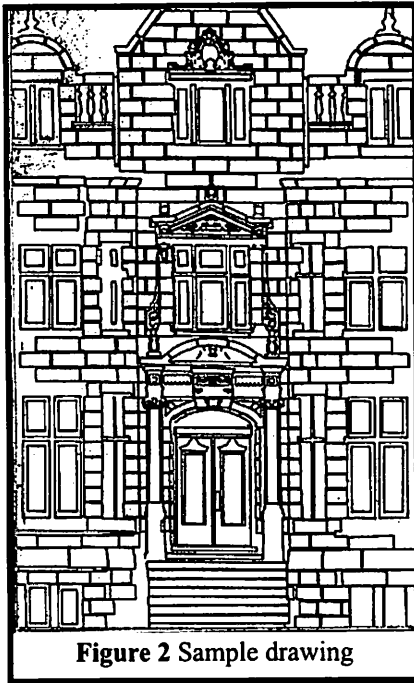


Figure 2 Sample drawing

Architectural features that are dominated by curves, rather than planes, such as statues, are likely candidates for photogrammetry because of the difficulty in measuring these features using conventional methods of recording. Features such as these can be digitally contoured, just as land is contoured in topographic applications. There is a general lack of documentation with respect to the interior of heritage buildings. If the object can be seen, it can be photographed and modelled. Ornate interiors can be accurately and thoroughly recorded with architectural photogrammetry.

For low budget projects the heritage building is photographed via a network of camera stations with a control survey of identifiable points on the facade(s) of the building. The cost of this level of recording is dependent on the number of stereoscopic models required to obtain complete coverage of a facade. The cost is as inexpensive as that of a professional photographer or a three man survey crew - as little as \$1000 per stereoscopic model. Once the record has been secured, subsequent modelling of a structure can be completed if and when it is needed. Extensive recording complete with digital mapping can be acquired at a cost comparable to that of topographic mapping.

Architectural photogrammetry is an invaluable recording tool in that it offers today the confidence to respond to future questions regarding forms and dimensions of architecture without having these responses influenced by preconceived and subjective interpretation. Thanks to computer technology, architectural photogrammetry has become a cost effective means of recording built heritage.

Kevin Tierney

Kevin Tierney is a specialist in architectural photogrammetry with PHOTOTECH MAPPING SERVICES in North York.



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Why Do We Raise Funds for the ACO?

Three recent cases answer this question.

In Windsor, Pat Malicki and fellow Branch members worked collaboratively with the City of Windsor to designate a heritage conservation district in Walkerville, a nineteenth century model town and one of the historical communities that joined to form that modern city. When opponents to the proposal went so far as to erect lawn signs against designation — here the issue was a perceived loss of property rights — the City's LACAC recommended (announced in the Friday, June 13 edition of *The Windsor Star*) that the designation be abandoned. [Editor's Note: See the *Windsor Region Branch report in this issue for more information.*]

Bad luck followed in Toronto where Femma Norton and neighbours finally heard that her city councillor would not support the listing of Lord Dufferin School in the City's Inventory of Heritage Properties and its retention in a major capital works project. This time, neighbours, who wanted to renovate the existing school and keep the sophisticated streetscape to which it belonged, met the wrath of teachers and parents decided on a new school. They felt the children, who largely come from a social housing complex, would be deprived of the best educational opportunities if the budget were expended on upgrading the old school. One teacher one morning at City Hall declared the issue was an example of class conflict, a view echoed by the school trustee who saw the battle as one between the haves and the have-nots.

In both cases, confrontational politics — the same sad state of affairs we see too often in Ontario today — replaced a reasonable discussion and the Canadian tradition of compromise. The residents of Walkerville never got to hear how property owners are faring in Ontario's current 43 heritage conservation districts, and the children at Lord Dufferin School are going to miss out on the education of their lifetime — making sustainable

development a reality in their own community.

About the same time as the Lord Dufferin School and Walkerville defeats, Mary Robinson Ramsay and friends in Walkerton (in southern Bruce County) organized to save Victoria Jubilee Hall, the town hall. Some had already written off their chances of getting possession of the building from a municipal council determined to desert it. The ACO made our charitable number and directors' liability insurance available to their unincorporated group. They were then in a position to make an offer — and won! The provisional South Bruce-Grey Branch of the ACO is now arranging a local fundraising campaign to repair the hall's roof.

In each case — two setbacks and one success — the ACO was there to help: at countless meetings, with a technical Advisory Board opinion (for Lord

Dufferin School), on long-distance telephone calls, and so on.

Our volunteers and one independent contractor are able to assist conservation efforts in places across Ontario as long as financial resources at Provincial Council are sufficient to meet its modest expenses. In 1996, for the first time in a few years, Provincial Council provided programs and services — the Advisory Board community service program, annual conference and workshop, publications' marketing and sponsorship, insurance for Branch initiatives and *ACORN* — on the money it had earned. Just under 30 per cent of that income came from individual and Branch donations (see the pie graph accompanying this article) while a much smaller amount came from members' dues. Without our members' financial support above their annual membership dues, the

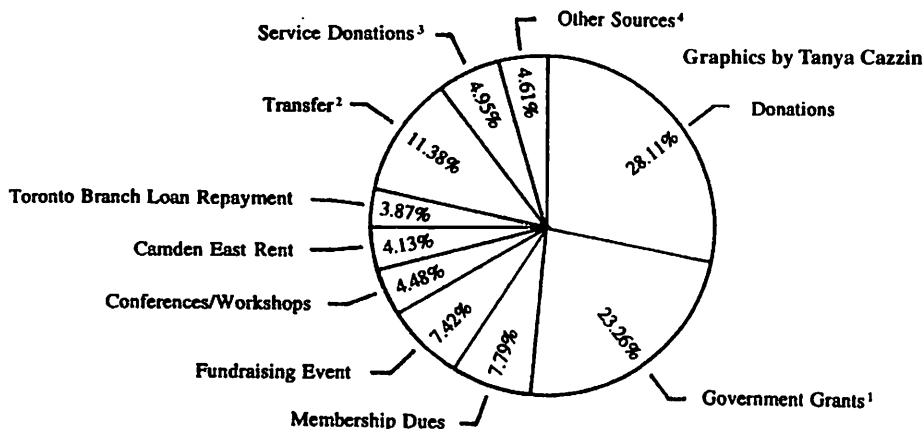
ACO will be in the same crisis situation as it was in the winter of 1996; and donations are down from last year.

There has never been a better time to support the ACO — efficient, responsive and prepared to help in a professional way. If you haven't made your annual donation to the ACO, please consider doing so by using the coupon reproduced here from our April appeal.

Paul Dilse

Notes to Pie Graph:

1. Government grants received in 1996 included the 1995/96 operating grant, the 1996/97 operating grant and a special grant spent in 1997.
2. Money transferred to the current account was not earned in 1996. The transfer included the holdback for the cash calendar project and the saved remainder of the Ministry grant for the second phase of our marketing project.
3. Service donations, which do not net any income, refers to money received for donated work in exchange for charitable tax receipts.
4. Other sources of revenue in 1996 included Advisory Board projects, book sales, corporate support from film shoots and *ACORN* advertising, Toronto Branch rent of space in head office, and interest income.



Yes, I want to help The ACO save our architectural heritage before it's too late. I'll make a tax creditable donation of \$ _____

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(as of August 28, 1997)

We would like to acknowledge, and express our gratitude to, all the donors and the Windsor Region Branch of the ACO for their contributions to our 1997 campaign. Thanks to those listed below, we're keeping the name of The Architectural Conservancy before the citizens of Ontario, making everyone aware that our historic buildings and landscapes are worth saving.

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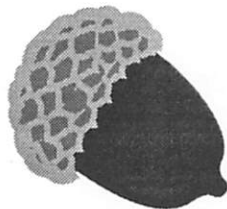
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